

SNAPSHOT of HOME Program Performance--As of 06/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Santa Clara County

State: CA

PJ's Total HOME Allocation Received: \$15,284,116

PJ's Size Grouping*: C

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:				PJs in State: 92			
% of Funds Committed	94.84 %	92.79 %	27	92.82 %	64	66	
% of Funds Disbursed	86.76 %	81.26 %	30	82.38 %	58	60	
Leveraging Ratio for Rental Activities	16.27	5.53	1	4.55	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	53.03 %	73.66 %	68	80.69 %	10	9	
% of Completed CHDO Disbursements to All CHDO Reservations***	47.90 %	60.31 %	57	67.01 %	20	19	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	24.05 %	77.64 %	85	79.23 %	2	1	
% of 0-30% AMI Renters to All Renters***	9.49 %	41.54 %	77	44.47 %	4	3	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	30.38 %	91.23 %	86	93.93 %	1	1	
Overall Ranking:			In State:	86 / 92	Nationally:	7 5	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$33,000	\$31,525		\$24,984	158 Units	79.40 %	
Homebuyer Unit	\$31,263	\$19,017		\$14,192	32 Units	16.10 %	
Homeowner-Rehab Unit	\$41,204	\$26,126		\$20,036	9 Units	4.50 %	
TBRA Unit	\$0	\$2,779		\$3,164	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (292 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Santa Clara County CA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$142,653	\$322,044	\$37,563
State:*	\$117,655	\$105,717	\$26,671
National:**	\$86,663	\$70,545	\$22,663

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.19

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	79.2	46.9	44.4	0.0
Black/African American:	0.0	3.1	0.0	0.0
Asian:	0.0	12.5	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	9.4	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	6.3	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	6.3	0.0	0.0
Asian/Pacific Islander:	8.3	3.1	0.0	0.0

ETHNICITY:

Hispanic	12.5	12.5	55.6	0.0
----------	--	--	--	---

HOUSEHOLD SIZE:

1 Person:	81.3	18.8	44.4	0.0
2 Persons:	14.6	12.5	44.4	0.0
3 Persons:	4.2	18.8	0.0	0.0
4 Persons:	0.0	34.4	0.0	0.0
5 Persons:	0.0	12.5	11.1	0.0
6 Persons:	0.0	3.1	0.0	0.0
7 Persons:	0.0	0.0	0.0	0.0
8 or more Persons:	0.0	0.0	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	58.3	18.8	0.0	0.0
Elderly:	27.1	3.1	77.8	0.0
Related/Single Parent:	10.4	31.3	22.2	0.0
Related/Two Parent:	2.1	46.9	0.0	0.0
Other:	2.1	0.0	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	0.0	0.0 [#]
HOME TBRA:	0.0	
Other:	6.3	
No Assistance:	93.8	

of Section 504 Compliant Units / Completed Units Since 2001 2

* The State average includes all local and the State PJs within that state




** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Santa Clara County State: CA Group Rank: 7
 (Percentile)
 State Rank: 86 / 92 PJs Overall Rank: 5
 (Percentile)
 Summary: 3 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	53.03	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 46.46%	47.9	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	24.05	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.25%	30.38	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.300	2.45	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

